

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

NOTES FROM THE **NORTH 40 ADVISORY COMMITTEE** MEETING OF MARCH 29, 2012, HELD IN THE POLICE OPERATION BUILDING, 15900 LOS GATOS BOULEVARD, LOS GATOS, CALIFORNIA.

The meeting was called to order at 6:00 P.M. by Joe Pirzynski.

ATTENDANCE

Present: Joe Pirzynski, Barbara Spector, John Bourgeois, Barbara Cardillo, Todd Jarvis, Gordon Yamate, Matthew Hudes, Tim Lundell, Marcia Jensen, Jim Foley, Deborah Weinstein, Dan Ross

Absent: Marico Sayoc

Town Staff: Wendie Rooney, Community Development Director; Sandy Baily, Planning Manager; Joel Paulson, Senior Planner; Jessica von Borck, Economic Vitality Manager

Town Consultants: Debbie Rudd and Jami Williams, RRM Design Group

Project Team: Don Capobres and Whitney Sylvester, Grosvenor

VERBAL COMMUNICATIONS

Larry Arzie referenced a letter to the editor from the Community Alliance and a meeting between Grosvenor and the Community Alliance. Requested that the North 40 Specific Plan Market Study be available on the Town's website.

1. INTRODUCTIONS/PURPOSE OF MEETING

Barbara Spector outlined the expectations of the meeting.

2. DISCUSSION OF SPECIFIC PLAN (REVIEW OF THE VISION, PROCESS, AND EXISTING DRAFT 1999 NORTH 40 SPECIFIC PLAN)

Barbara Spector provided background on the Vision and the Vision Guiding Principles.

3. DISCUSSION OF USES (REVIEW POTENTIAL USES)

Barbara Spector requested that everyone add page numbers to Attachments 2 and 3 and provided the process for the review of those attachments.

Matthew Hudes said he would like to see an economic analysis to better understand impacts to retail in Town.

Tim Lundell asked why we don't just have a (Conditional Use Permit) CUP for all the uses and asked if there was going to be a further breakdown of retail categories in the future.

Joe Pirzynski said we need to breakdown the types of each use.

Barbara Spector facilitated a discussion with the Advisory Committee (AC) on the land uses in Attachments 2 and 3 to determine if the uses are consistent with the Vision, consistent with the Vision with a CUP, or inconsistent with the Vision.

The results of the AC's review of the land uses are incorporated as an attachment to these notes.

Joe Pirzynski provided background information on the review of the existing draft 1999 Specific Plan.

Barbara Spector facilitated a discussion with the AC on the existing draft 1999 Specific Plan and noted that staff had revised Attachment 1.

The results of the AC's review of the existing draft 1999 Specific Plan are incorporated as an attachment to these notes.

4. NEXT STEPS

Wendie Rooney stated that another AC meeting will be scheduled in April to discuss land uses further.

VERBAL COMMUNICATIONS (Continued)

Ed Rathman

- Questioned the Vision background from the AC members.
- Stated that unmet needs are important.
- Asked how many square feet of restaurant and retail are in the Downtown.
- Said he does not want a Market Hall.

Leonard Pacheco

- Asked how many square feet of restaurant are proposed.
- Asked if restaurant or spa uses were part of a hotel and how that square footage would be calculated. Would it be calculated as part of a cap or just exempt as ancillary to the hotel?

Doug Dodd

- Asked about the limited manufacturing definition and why was it eliminated.
- Stated that Los Gatos is auto-centric.

- Asked what unmet needs are.
- Concerned about traffic impacts.

Larry Arzie

- Provided background on the Allee concept. Stated he wants the Allee to remain and to say no to the Town.

Rhodie Firth

- Commented we need to think outside the box and that there should be no high-rises.

Andy (last name unknown)

- Commented we need to think about San Jose and Sunnyvale and the impacts to Downtown.
- Suggested a school and residential be built.

Mary Roach

- Does not want tall cement; likes the North 40 the way it is.
- Commented she is worried about view impacts.
- Project should include bike paths and a link to light rail.
- Concerned about parking impacts.
- Wants to see a lot of open space.
- Recited much of existing draft North 40 Specific Plan policies.
- Project should include a space for open-air art shows.
- Concerned about views from the freeway.

Jason Farwell


- Asked that a new school be considered.
- Concerned about the impacts to the Downtown.
- Commented that two Downtowns do not work and the impacts need to be considered.

Terry McBriarity

- Commented he wants to see open space, orchards, and a school.
- Commented he does not want more housing, but senior housing may be okay.
- Commented he likes the idea of restaurants.
- Concerned about traffic.

Meeting adjourned at 9:00 p.m.

Prepared by:


Joel Paulson
Senior Planner

North 40 Specific Plan Land Use

Land Use Summary Table		CH Zone		Existing 1999 Specific Plan	North 40 Staff Recommendations		North 40 AC Direction		
		Permitted Uses	CUP Uses		Permitted Uses	CUP Uses	consistent with vision	consistent only w CUP Uses	not consistent
Commercial									
a.	Retail	X		X	X		12	3	
b.	Personal service businesses	X		X	X		10	1	2
c.	Office uses	X		X	X		12	0	
d.	Limited manufacturing activities when a majority of sales are made on-site to the ultimate consumer	X			X		0		
e.	Lodging		X	X	X		12	2	
f.	Restaurants		X	X	X		12	0	
g.	Entertainment and recreation		X	X	X		12	2	
h.	Market hall				X		12	0	
Residential									
a.	One-family dwelling		X		X				
b.	Two-family dwelling		X		X				
c.	Multiple-family dwelling		X			X			
d.	Residential condominium		X			X			
e.	Live/work units		X			X			
	Residential						12	3	
	senior								
	analysis of impacts of residential								
	must meet unmet needs filter (limited)								
	4th and 3rd guiding principles								

North 40 Specific Plan

Land Use

CUP Table		CH Zone		Existing 1999 Specific Plan	North 40 Staff Recommendations		North 40 AC Direction	
		Permitted Uses	CUP Uses		Permitted Uses	Consistent with vision	Permitted Uses	CUP Uses
Commercial								
a.	Banks		X		X	X		financial institution
b.	Savings and loan office		X		X	X		financial institution
c.	Drive-up window for any business		X		not permitted			10
d.	Supermarket		X				X	
e.	Super drugstore		X				X	
f.	Department store		X				X	
g.	Shopping center		X			eliminate		
h.	Motel		X	X	X	eliminate		
i.	Hotel		X	X	X	12	8	
j.	Restaurant including those with outdoor dining areas or takeout food					12	7	
k.	Establishment selling alcoholic beverages for consumption on premises		X	X	X			
	1 In conjunction with a restaurant		X		X	12	10	
	2 Without food service (bar)	not permitted				4	4	
l.	Establishment selling alcoholic beverages for consumption off-premises (this provision only applies to establishments commencing or expanding off-premises sales after							
m.	Convenience market		X					
n.	Formula retail business	X			X	7	5	
o.	Formula retail business greater than 6,000 s.f.				X	12	11	
p.	New office building		X	X	X		eliminate	

CUP Table		CH Zone		Existing 1999 Specific Plan	North 40 Staff Recommendations		North 40 AC Direction	
		Permitted Uses	CUP Uses		Permitted Uses	CUP Uses	consistent with vision	Permitted Uses
Recreation								
a.	Commercial recreation and		X	X		X		
b.	Theater	not permitted				X	12	
	live							2
	movie							9
c.	Outdoor entertainment			X		X		
d.	Private sports recreation		X	X		X		
Community Services								
a.	Public building; police, fire, community center,		X	X	X			
b.	Club, lodge, hall, fraternal		X			X		
c.	Religious observance		X			X		
e.	Public transportation and		X	X	X			
f.	Park, plaza, playground		X	X	X			
g.	Nonprofit youth groups	not permitted				X	10	2
Schools								
a.	Public schools or college		X			X	12	X
b.	Private school or college		X			X	12	X
c.	Nursery school/day care		X			X	12	X
d.	Small family day care home		X		X		12	X
e.	Large family day care home		X			X	12	X
f.	Vocational or trade school		X			X	12	X
g.	Business or professional		X			X	12	X
h.	Art, craft, music, dancing		X			X	12	X
Health Services								
a.	Convalescent hospital		X			X	12	X
b.	Residential care facility-		X			X	12	X
c.	Residential care facility-		X			X	12	X
d.	Residential care facility-		X			X	12	X

CUP Table			CH Zone		Existing 1999 Specific Plan	North 40 Staff Recommendations		North 40 AC Direction		
		Permitted Uses	CUP Uses			Permitted Uses	CUP Uses	consistent with vision	Permitted Uses	CUP Uses
Transmission Facilities/Utilities										
a.	Public utility service yard, station, transmission lines, storage tank,		X				X	12		X
b.	Antenna facilities for		X				X	12		X
c.	Radio/broadcast studios		X				X	12		X
Automotive (Vehicle sales, service and related activities)										
a.	New vehicle sales and		X				X	12		X
b.	Used vehicle sales only incidental to new vehicle sales and rental		X			not permitted		12		not permitted
c.	Vehicle tires and accessories, sales,		X			not permitted		12		not permitted
d.	Vehicle body repair and painting		X			not permitted		12		not permitted
e.	Vehicle repair and service		X			not permitted		12		not permitted
f.	Service station		X				X	12		X
g.	Parking lots or storage		X			not permitted		12		not permitted
h.	Car wash		X				X	12		X
i.	Alternating use of off-		X			X		12	X	
Agriculture and Animal Services										
a.	Botanical nursery		X				X	12	10 move to permitted	
b.	Veterinary hospital		X				X			
Light Industrial										
a.	Dry cleaning plants		X				X	12		
Other										
a.	24 hour businesses or		X				X	12		